



15 Norman Dagley Close, Earl Shilton, LE9 7JG

£269,950

**** NO CHAIN **** A beautifully presented and spacious semi detached family home situated within a modern, quiet cul de sac. In brief the accommodation comprises: Entrance hallway, living room, CONSERVATORY, kitchen, ground floor wc, three bedrooms with en-suite to master, family bathroom, front and rear gardens, off road parking and garage.

Additional Image



Breakfast Kitchen



Entrance Hallway



With stairs off rising to the first floor and doors to the kitchen, living room and w/c. Radiator.

Ground Floor Wc



With a window to the front aspect, fitted with a low level w/c and wash basin. Radiator.

Additional Image



Living room



With doors to the conservatory and storage, feature fireplace, radiator.

Additional Image



Bedroom



With a window to the rear aspect, radiator.

Conservatory



With windows overlooking the rear garden and doors giving outside access.

Bedroom



With a window to the front aspect, radiator.

First Floor Landing



With doors off to all first floor accommodation.

Bathroom



With a window to the side aspect, fitted with a low level w/c, wash basin and a bath. Radiator.

Additional Image



En Suite



Second Floor Landing

Bedroom



With a window to the front aspect, doors to the ensuite and walk-in wardrobe.

Dressing Area



Fitted with a low level w/c, wash basin and shower cubicle. Radiator.

Additional Image



Outside



The enclosed and well maintained rear garden is laid largely to lawn with mature surrounding borders and a paved patio area. To the front of the property is a further area of lawn, driveway parking and access to the garage.

Additional Image



Additional Image



Additional Image



Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



